

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
HISTORIC LANDMARKS COMMISSION



Historical Landmarks Commission

Staff Reports 2021

Monday, September 12, 2021

5:30 P.M.

Forum Conference Room

2021 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
Brad Miner	07/20/2022
Jeff Smith	01/03/2023
Becky Krieger	08/14/2021
Craig Genet	08/03/2022
Carolyn Young	04/09/2022
Mike Walters	03/02/2024
Amanda Lantz	02/16/2024

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, September 13, 2021
5:30 P.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of August 9, 2021 Meeting Minutes** ACTION
- 4. Case # 21-08 1211 S Fountain Ave – Painting exterior of house** DISCUSSION &
ACTION
- 5. Case # 21-10 735 S Fountain Ave- New Vinyl Siding** DISCUSSION &
ACTION
- 6. Case # 21- 12 1261 S Limestone St. – New Roofing** DISCUSSION &
ACTION
- 7. Case # 21-13 832 S Fountain Ave – Partial demolition (Chimneys)** DISCUSSION &
ACTION
- 8. Case # 21-14 411 S Center St – Partial / Total demolition** DISCUSSION &
ACTION
- 9. Adjourn – Next meeting is October 11, 2021** ACTION

Case # 21-08

1211 S. Fountain Ave.

Painting Exterior of House.

STAFF REPORT

Case 21-08: 1211 S Fountain Ave

TO: Landmarks Commission

DATE: June 2, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-08

GENERAL INFORMATION:

Applicant:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Owner:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Painting exterior of house
Location:	1211 S Fountain Ave.
Size:	0.12 acre
Existing Land Use and Zoning:	Residential, RS-8, Medium-Density, Single-Family Residence District
Applicable Regulations:	Chapter V

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to paint the exterior of the house. The samples provided by applicant were presented to the commission. The request was tabled for the September 13, 2021 meeting.

ANALYSIS:

Before selecting a new color scheme for your building, investigate what colors were used on the building historically. Information can be gathered from asking long-time residents, through viewing old photographs or analyzing the layers of paint in paint chips from various parts of the building. Reference the historic paint colors identified for your building's style.

Use the palette of local materials when selecting colors. For example, use neutral or warm tones when selecting a trim color for a red brick or brown sandstone building or cooler colors for a light colored brick, stucco or limestone façade. A second color palette to consider is that of neighboring properties. You do not want the color of your property to compete or clash with those around you, drawing undue attention to it within the streetscape.

As a general rule, all wood trim on a building should be painted one color, including window frames, porch framing and columns, storefronts, cornice elements and other trim. Sometimes window sashes and storm windows can be painted a different shade with pleasing results.

Use colors that are compatible with each other. Paint manufacturers often have paint charts available showing compatible combinations of colors, and many reference books on color selection are available to consult.

If more than two colors are desired, the proposed color combinations should be provided to the Landmarks Commission with manufacturer's color chips. For a complicated scheme, the Commission may recommend that a small sample area be painted with the selected colors in order to evaluate it on site or through photographs. As a rule of thumb, the simpler the building, the simpler the paint scheme should be. Remember that the base color of the building (including the color of natural brick or stone) should be counted as one of the colors.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments



#21-08 1211 S Fountain Ave.



#21-08 1211 S Fountain Ave.



RECEIVED
5-17-2021

FOR OFFICE USE ONLY

Case #: 21-08
Date/time received: 5/17/21
Received by: HT

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

**APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS**

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

Painting out side of house

2. Address of Subject Property: 1211 S Fountain Ave
Springfield OH

3. Parcel ID Number(s): _____

4. Size of subject property: 2 story House

5. Existing Use of Property: residential

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Eric Behart

Title: owner

Company (if applicable): _____

Mailing address: 1211 S Fountain Ave

City: Springfield State: OH ZIP: 45506

Telephone: (937) 768-0757 FAX: () _____

Email: _____

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Eric Dehart

Signature of Applicant

Eric Dehart

Typed or printed name and title of applicant

Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☒ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Painting House a gray with ~~white~~ white
Trim or white with gray trim

Case # 21-10

735 S. Fountain Ave.

New Vinyl Siding

STAFF REPORT

Case 21-10: 735 S Fountain Ave.

TO: Landmarks Commission

DATE: August 4, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-10

GENERAL INFORMATION:

Applicant: Vincent Bernardino, 4208 E National Rd, Springfield, Ohio 45505

Owner: Villegas Victor Manuel Gonzalez, 735 S Fountain Ave, Springfield, Ohio. 45506

Requested Action: Certificate of Appropriateness

Purpose: New Siding

Location: 735 S Fountain Ave.

Size: 0.33 acre

Existing Land Use and Zoning: Residential, RM-12 Low-Density, Multi-Family Residence District

Applicable Regulations: Chapter 1321 of Codified Ordinances and Chapter V of Historic Property design Guidelines.

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to install new siding. The old shingles were removed. They would be replaced with dark blue vinyl. The applicant expressed that cost is a main factor in replacing old shingles with vinyl. The applicant was requested to approach the neighborhood association for financial assistance and the request was tabled for discussion for the September 13, 2021 meeting.

ANALYSIS:

Hardship Consideration:

Chapter 1321 provides for consideration of “substantial hardship”. If the Landmarks Commission finds that the proposed work requiring a Certificate is not appropriate but also

finds that “failure to issue the Certificate of Appropriateness will create a substantial hardship to the applicant and that the Certificate may be issued without a substantial detriment to the public welfare and without substantial derogation from the purposes of this chapter,” then the Certificate of Appropriateness may be issued for the proposed work.

"Substantial hardship" means a condition unique to the property under consideration and a condition under which an action by the Landmarks Commission would force the applicant to suffer practical difficulty and denial of the reasonable use of the property. (Ord. 84-549. Passed 11-13-84.) (1321.03)

In the event that the Landmarks Commission finds such proposed construction, reconstruction, alteration, demolition or change in design, color, texture, material or exterior feature of any structure, sign or environmental feature not to be appropriate but failure to issue a Certificate of Appropriateness will create a substantial hardship to the applicant and that such certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the purposes of this chapter, then and in such event, the Secretary of the Landmarks Commission shall issue a Certificate of Appropriateness for such proposed work. (1321.09 (f))

For a historic building that is currently sided with wood siding, the installation of artificial siding (like vinyl or aluminum) is not recommended. Artificial siding detracts from the historic character of both the building and the historic district in which it may be located.

In order for application of artificial siding to be considered by the Commission, one of the following must be true: the building is not historic or contributing to the historic district, there is economic hardship for the property owner, or the building is currently covered with artificial siding in need of replacement. When a historic building is involved, only the actual boards may be covered. Original corner boards and other trim cannot be wrapped; they must be built out to retain the building’s original three-dimensional appearance and profile. Keep in mind that the new siding must match the existing size, shape, texture (smooth finish) and exposure of the boards as closely as possible.

ACTION:

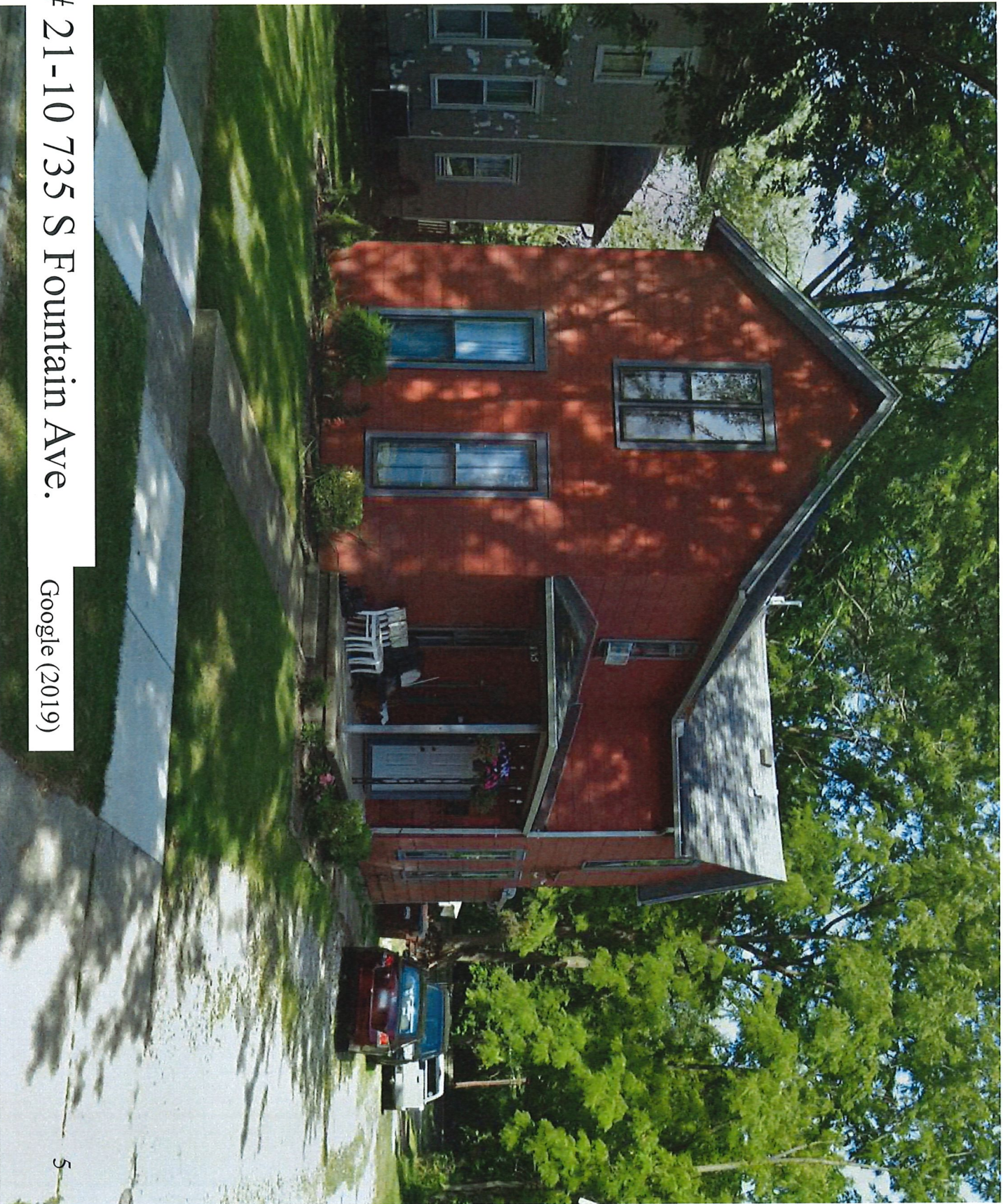
Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments



21-10 735 S Fountain Ave.



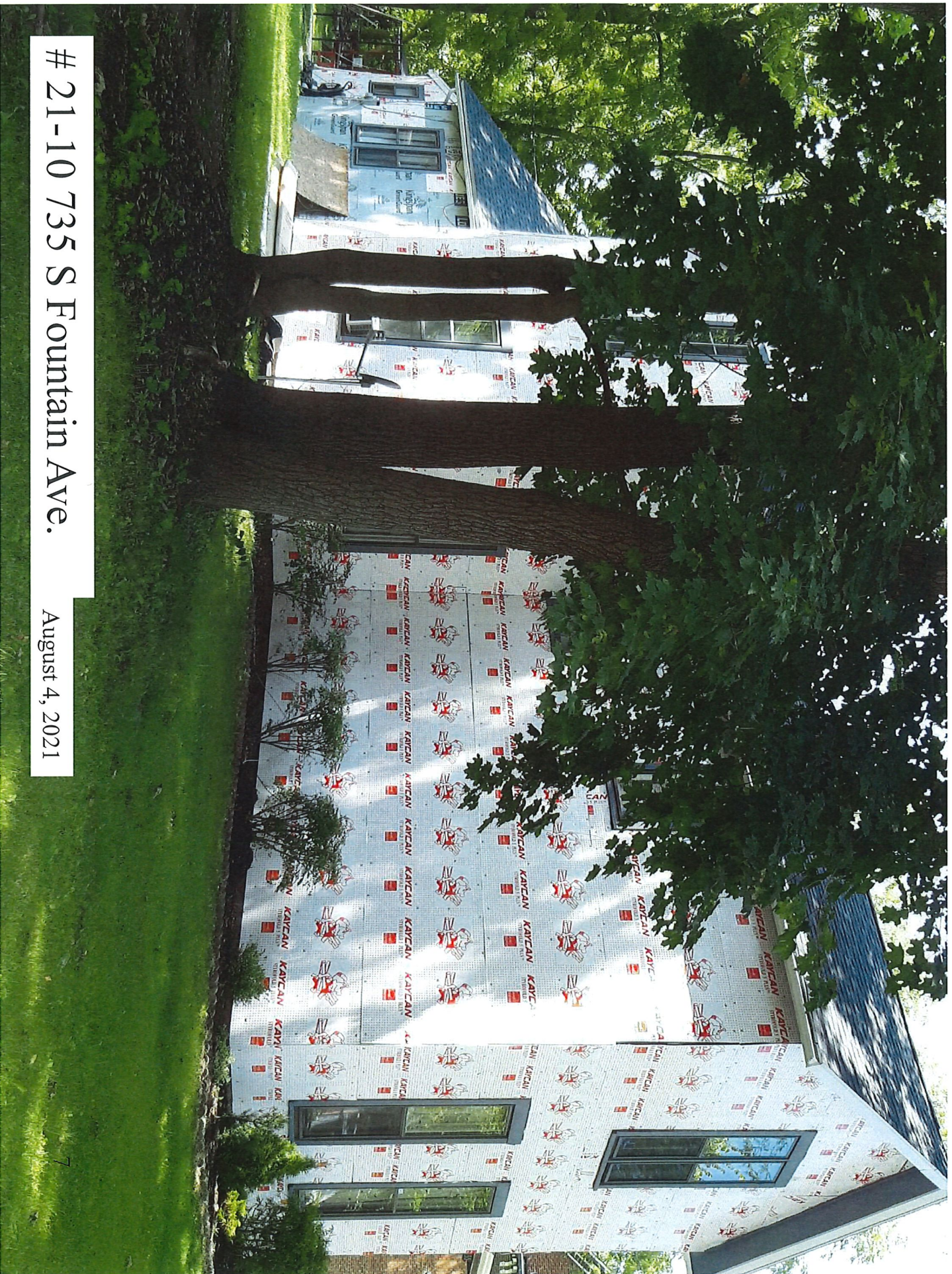
21-10 735 S Fountain Ave.

Google (2019)



21-10 735 S Fountain Ave.

August 4, 2021



21-10 735 S Fountain Ave.

August 4, 2021



FOR OFFICE USE ONLY

Case #: 21-10

Date/time received: 7/15/21

Received by: _____

Review Type: ☐ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

New Siding

2. Address of Subject Property: 735 S Fountain

3. Parcel ID Number(s): _____

4. Size of subject property: _____

5. Existing Use of Property: _____

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Vincent Bernardino

Title: _____

Company (if applicable): _____

Mailing address: 4208 E National, Springfield

City: _____ State: _____ ZIP: _____

Telephone: (937) 489 8012 FAX: () _____

Email: _____

3. If the applicant is agent for the property owner:

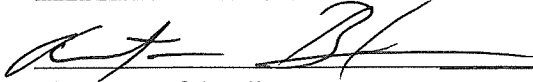
Name of Owner (title holder): _____

Steve Thompson

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**



Signature of Applicant

Vincent Bernardino

Typed or printed name and title of applicant

Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☒ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Took off old shingles. Replace with dark blue vinyl. Patched siding underneath. Tree damage on back side. Cost is main factor. Vbernadino1980@gmail.com

REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

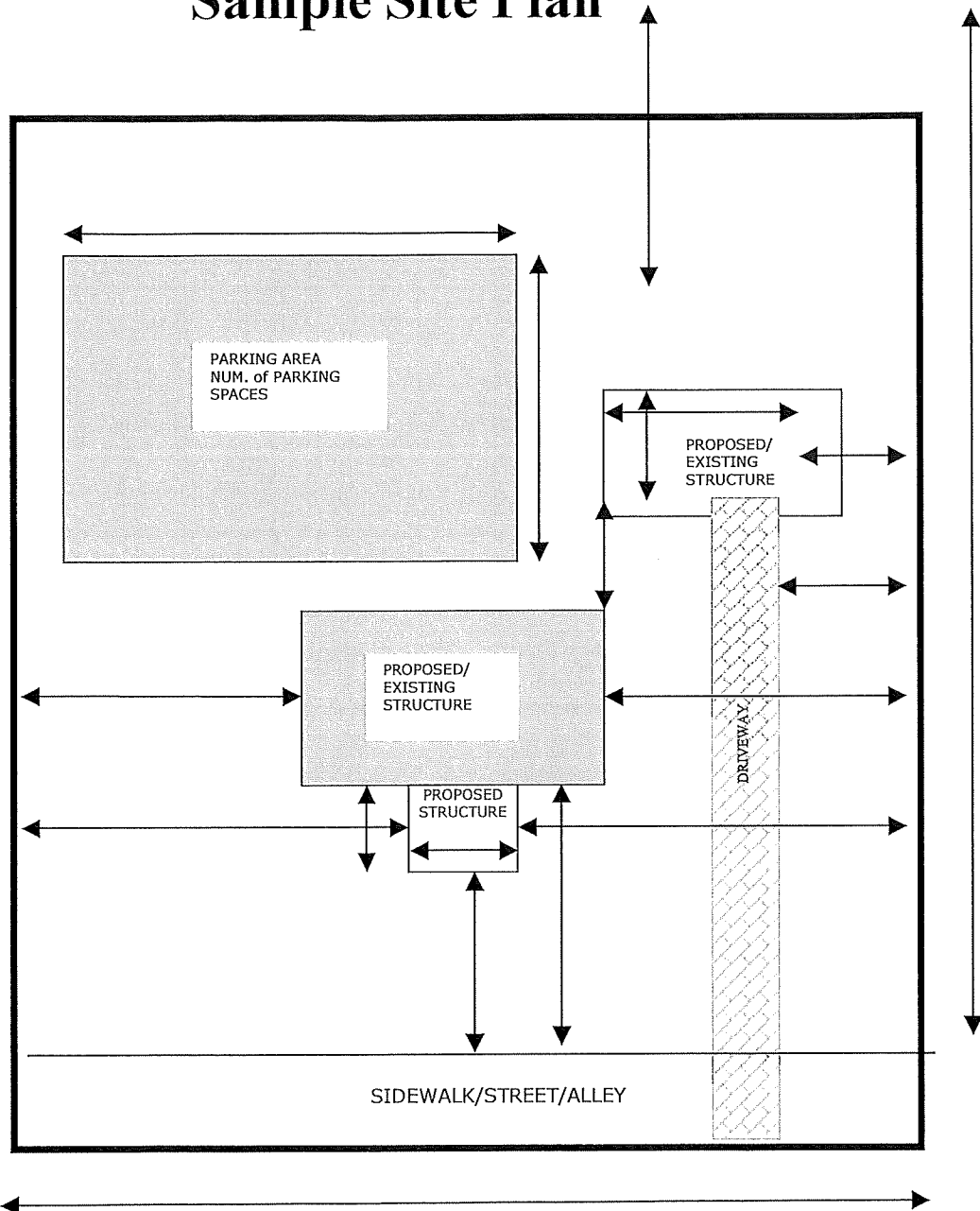
1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, “Streetscape” Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

*****APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE*****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the “Springfield Guidelines for Historic Structures”. Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City’s website at www.springfieldohio.gov.

For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at sthompson@springfieldohio.gov

Sample Site Plan



Directions:

- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).

Case # 21-12

1261 S. Limestone

New Roofing

STAFF REPORT

Case 21-12: 1261 S Limestone St

TO: Landmarks Commission

DATE: September 9, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: COA Request 21-12

GENERAL INFORMATION:

Applicant: Ron Carroll, 1261 S Limestone St, Springfield, Ohio.
45505

Owner: Ron Carroll, 1261 S Limestone St, Springfield, Ohio.
45505

Requested Action: Certificate of Appropriateness

Purpose: New Roof

Location: 1261 S Limestone St

Size: 0.145 acre

Existing Land Use and Zoning: Residential, RM-12 Low-Density, Multi-Family Residence
District

Applicable Regulations: Chapter 1321 of Codified Ordinances and Chapter V of
Historic Property design Guidelines.

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to install new roof. The old shingles were removed. They would be replaced with dark brown shingles. The applicant stated that old shingles were leaking and the entire roof will be replaced with new shingles. The applicant was not aware his property is in the historic district and initially had approached the city for building permit only.

ANALYSIS:

Since the entire roof over structure is being replaced with new shingles, any historic ridge caps or flashing that existed on the historic roof shall be maintained.

C2. Use appropriate roof colors, matching the historic roof material as closely as possible.

Wood shingles were unpainted and left to weather. Metal roofs were usually painted green, red or silver. Slate is typically gray, with some examples containing elements of pink, blue or green.

Asphalt shingles should match the overall colors that might have originally been found in the area's roofs, typically earth tone shades of gray or dark brown are best.

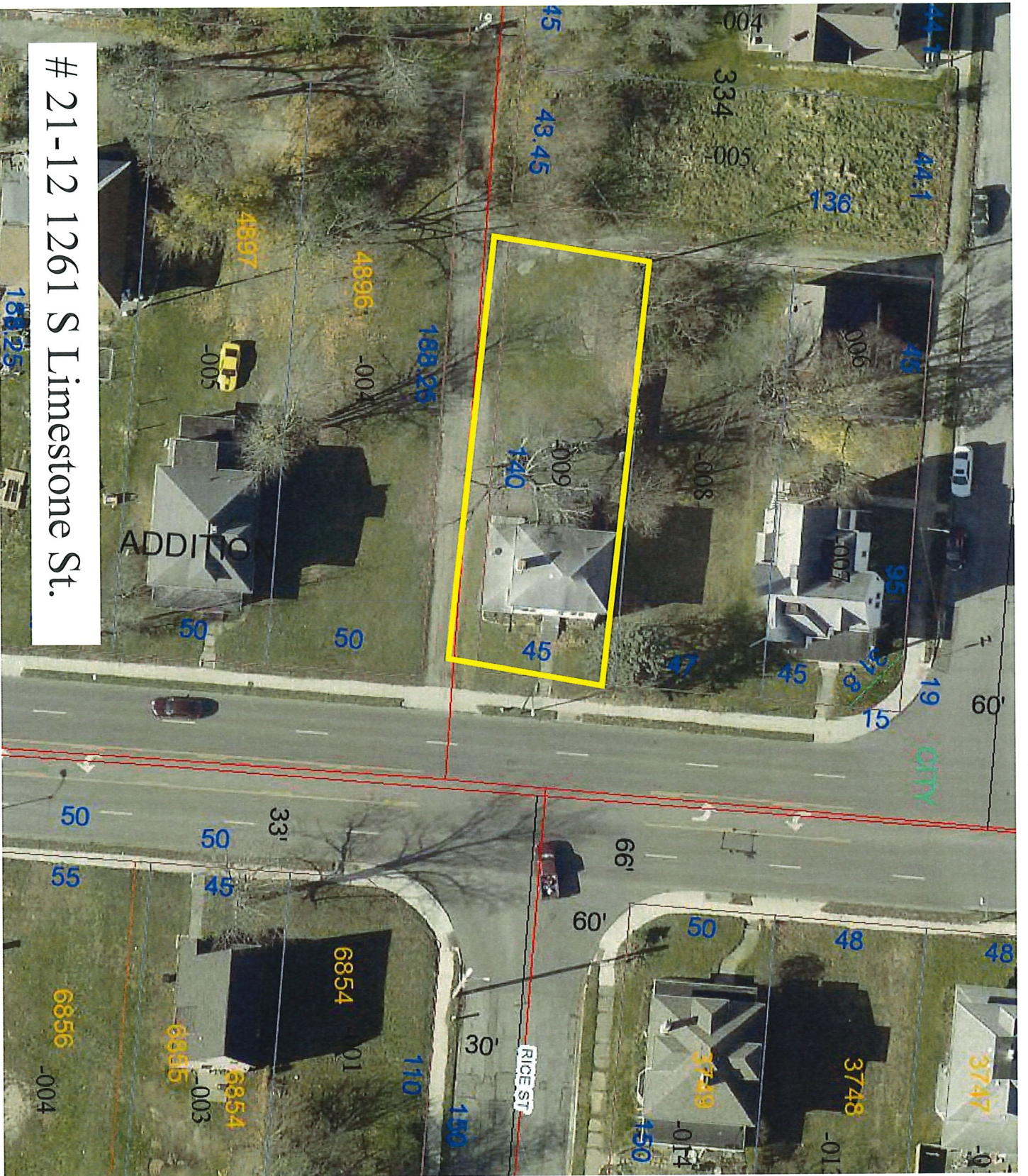
B1. Visible roofs that are currently covered with a non-historic material (such as asphalt shingles) may be replaced with new, with color and type of shingle approved by staff.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

3. Vicinity Map
4. Application and Attachments



21-12 1261 S Limestone St.



Google (2019)

Previous Grey Shingle

Proposed or New shingle sample
provided (Dark Brown)



21-12 1261 S Limestone St.



FOR OFFICE USE ONLY

Case #: 21-12
Date/time received: 8-20-21
Received by: _____

Review Type: ☒ Landmarks ☐
Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

Re roofing w dark brown shingles.

2. Address of Subject Property: 1261 S. Limestone St.

3. Parcel ID Number(s): 34 007000 34334009

4. Size of subject property: 0.145 acres

5. Existing Use of Property: Residential RM-12

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): RON CARROLL

Title: _____

Company (if applicable): _____

Mailing address: 1261 S. Limestone St

City: Springfield State: OH ZIP: 45505

Telephone: (937) 284 2974 FAX: () _____

Email _____


3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

 _____

Signature of Applicant

Typed or printed name and title of applicant

Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☒ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Reroofing house due to old leaking shingles
I was not aware house was
in historic district
Doing total roof over

REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

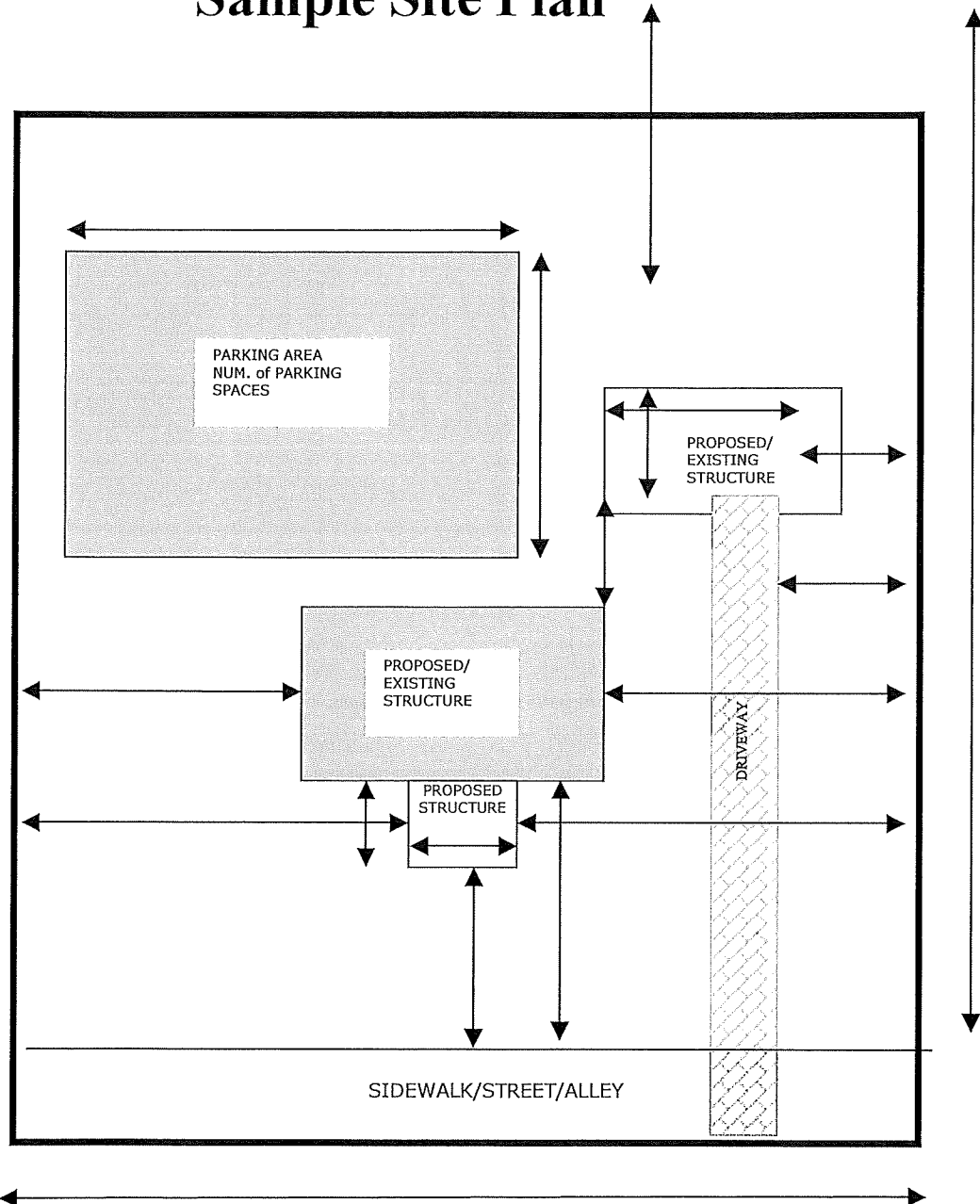
1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

*****APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE*****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at www.springfieldohio.gov.

For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at sthompson@springfieldohio.gov

Sample Site Plan



Directions:

- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).

Case # 21-13

832 S. Fountain Ave.

**Partial Demolition
(Chimneys)**

STAFF REPORT

Case 21-13: 832 S Fountain Ave

TO: Landmarks Commission

DATE: September 9, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: COA Request 21-13

GENERAL INFORMATION:

Applicant:	James Illay, Neighborhood Housing Partnership, 527 E Home Rd, Springfield, Ohio. 45503
Owner:	Mary Robinson, 832 S Fountain Ave, Springfield, Ohio. 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Partial demolition of structure (Chimneys)
Location:	832 S Fountain Ave
Size:	0.1 acre
Existing Land Use and Zoning:	Residential, RM-12 Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter 1321 of Codified Ordinances and Chapter V of Historic Property design Guidelines.

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to demolish existing chimneys. The applicant stated that the cement coating and brickwork is deteriorating with the flashing being ineffective. The chimneys are also leaking. The applicant has provided estimated costs for both chimneys. The applicant is suggesting that the cost for demolition of both chimneys and repairing chimneys is the same. The cost for demolition and then rebuilding chimneys as they were before would cost more than replacing the external material.

ANALYSIS:

Repairing historic roof features is to be done without introducing any physical change which includes preserving historic chimneys as they currently exist, and making appropriate repairs. Chimneys are a design feature of roofs and their masonry details are to be retained and maintained. (pg 44, 52)

Any changes to features on roofs should maintain any historic ridge caps or flashing that existed on the historic roof. (pg55)

Flashing is defined as a flat metal or other material that is used to keep water from penetrating the joint between different surfaces and materials such as around the chimney on a roof. (Appendix, pg126)

ACTION:

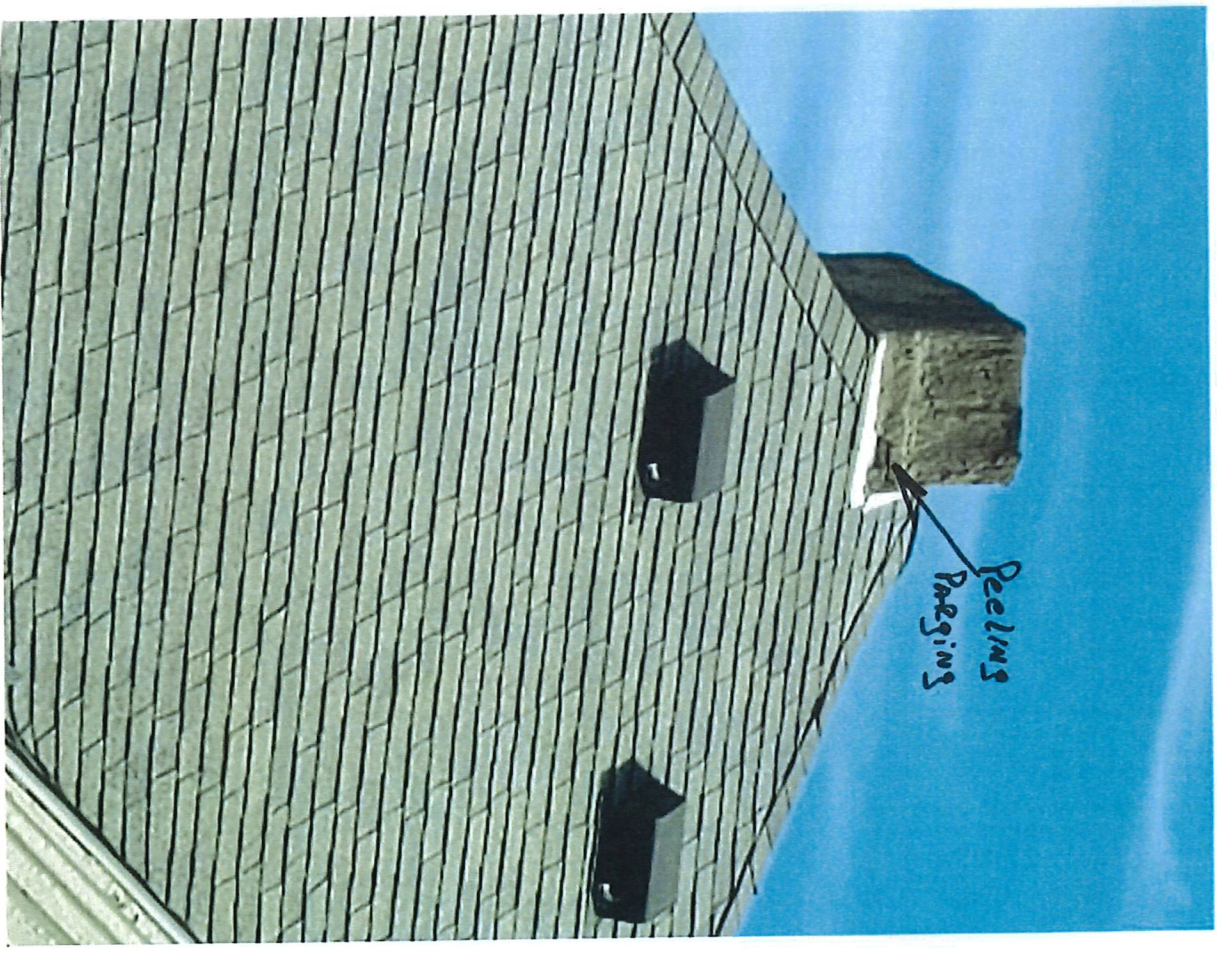
Approval of the Certificate of Appropriateness.

ATTACHMENTS:

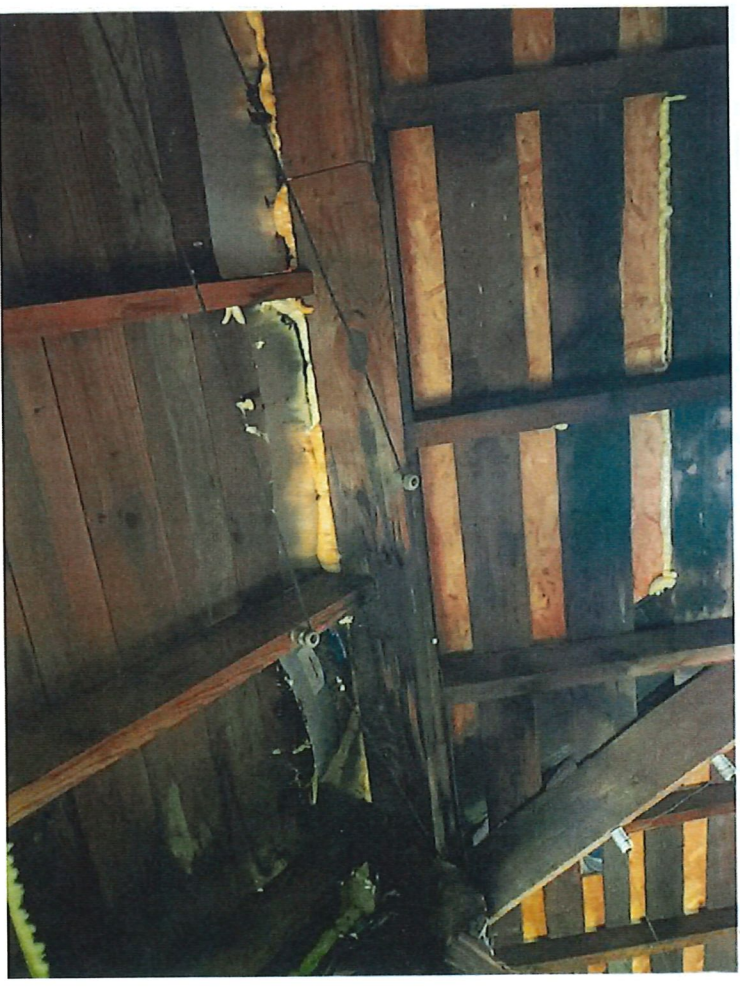
5. Vicinity Map
6. Application and Attachments



21-13 832 S Fountain Ave



21-13 832 S Fountain Ave



21-13 832 S Fountain Ave



FOR OFFICE USE ONLY

Case #: 21-13

Date/time received: _____

Received by: _____

Review Type: ☒ Landmarks ☐
Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):
SUGGEST TEARING DOWN EXISTING CHIMNEYS (2). CEMENT COATING
& BRICK ARE DETERIORATING TO THE POINT WHERE FLASHING IS NOT
EFFECTIVE, AND BOTH CHIMNEYS ARE CURRENTLY LEAKING
2. Address of Subject Property: 832 S. FOUNTAIN AVE
3. Parcel ID Number(s): 3400700034309018
4. Size of subject property: 37 x 118
5. Existing Use of Property: RESIDENTIAL HOUSING

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner
☒ Agent (agent authorization required) ☐ Tenant (agent authorization required)
2. Name of Applicant(s) or Contact Person(s): JAMES KLAY
Title: PROJECT MANAGER
Company (if applicable): NEIGHBORHOOD HOUSING PARTNERSHIP
Mailing address: 527 E. HOME RD
City: SPRINGFIELD State: OHIO ZIP: 45503
Telephone: (937) 322-4623 FAX: (937) 322-4619
Email JKLAY@SPRINGFIELDNHP.ORG
3. If the applicant is agent for the property owner:
Name of Owner (title holder): MARY ROBINSON

Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☒ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☒ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

832 S. Fountain Ave. (Two) masonry chimneys that
currently leak with every rain. Cement coating
"Parging" is no longer effective and peeling off leaving
flashing exposed. Chimney only extends out of roof
line approx 2'. Suggested repair is to tear down
masonry just below roof line, leaving flue liner
intact, or replace, adding new flashing, storm collar
& rain cap. Fill in needed sheathing and add
needed shingles (dimensional) to match. Add ridge
caps where needed.

2nd chimney is more brick & mortar. Also
leaking when it rains. A little higher from
roof line. Also suggest tear down below roof line.
Add new section of "B" vent, flashing boot, rain cap,
storm collar. Repair sheathing, add, install new
dimensional shingles, roofing material to match
and make water tight. Clean up all debris
and haul off property. "Dependable Roofing" will
be contracting the work through NHP.

MATERIAL LIST FOR (Two) CHIMNEYS:

2 - New sections of "B" vent 3'-6' long

2 - New storm COLLARS

2 - New RAIN CAPS

2 - New FLASHING Boots

APPROX - 2 new Bundles of Dimensional shingles (color to match)
weathered wood

1 - Bundle Ridge CAPS.

APPROX. 32 sq ft of 1x MATERIAL SHEATHING (wood)

1 - Tube of SOLAR SEALANT

Also Flat AREA APPROX. 10' x 30' is BADLY leaking.

This is located at very TOP of Roof. UNSURE of
CURRENT material used. Proposed use of TPO material
w/ Termination BARS at Perimeter work to be done
BY Dependable Roofing Company.

NEW 3/4" SHEATHING To Be Replaced as needed
NEW 3/4" INSUL BOARD Installed AT ENTIRE AREA. Using
1 - solid Piece of .60 mil Carlisle T.P.O TrimmED To
Fit & securing with metal Termination BAR AROUND
ENTIRE Perimetered. MATERIALS To HAVE 20 Year
WARRANTY.

Estimated Cost For (2) Chimneys

COST FOR TEARING DOWN BOTH MASONRY CHIMNEYS JUST BELOW ROOF LINE. AND EXTENDING "B" VENT PIPING FOR FURNACE USE IS APPROX. \$3000⁰⁰

COST FOR TEARING DOWN BOTH MASONRY CHIMNEYS JUST BELOW ROOF LINE & RE-BUILDING UP MASONRY CHIMNEY TO APPROX 2' ABOVE RIDGE LINE. NEW FLASHING & ROOFING MATERIAL TO MAKE WATER TIGHT.
APPROX - \$6000⁰⁰

COST FOR REPLACING OLD, LEAKING MATERIAL @ FLAT ROOF AREA. THAT IS APPROX 10' x 30' AREA. ADD NEW (1) PIECE OF .60 MIL CARLISLE T.M.P.C. MEMBRANE w/TERMINATION BAR AT ALL PERIMETER AREA. APPROX \$3000⁰⁰

REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

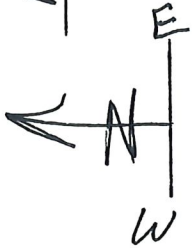
1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

*****APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE*****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at www.springfieldohio.gov.

For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at sthompson@springfieldohio.gov

NOT TO SCALE



P.L. Lot size is 37' x 118' P.L.

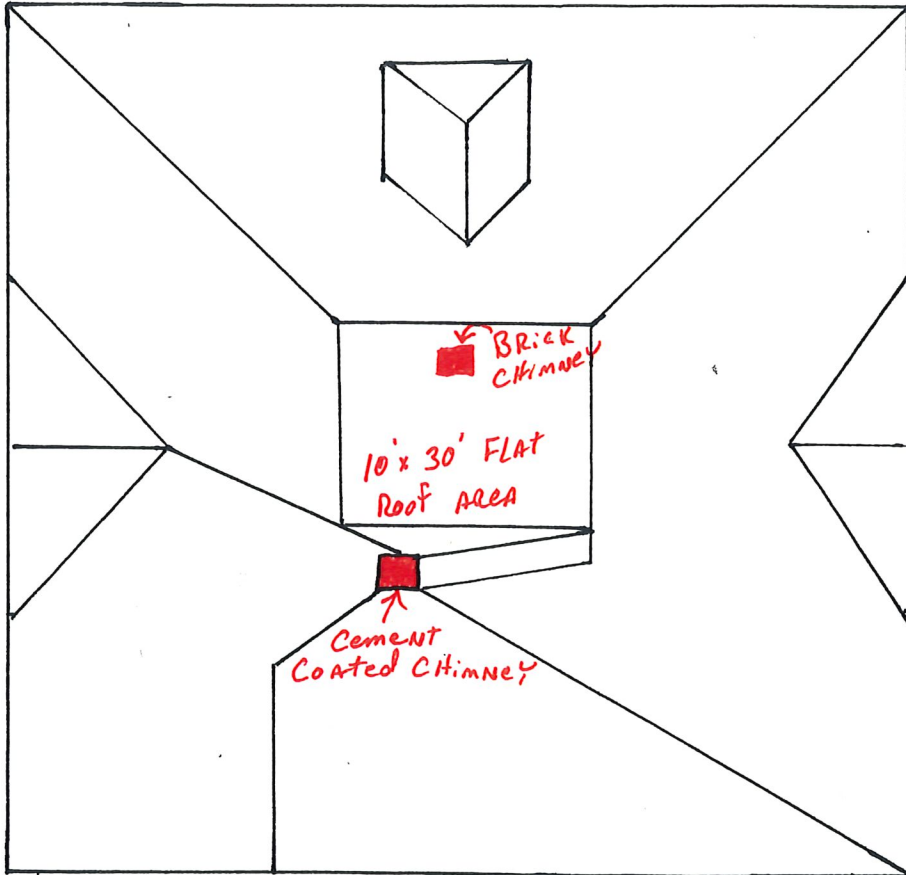
DETACHED GARAGE 14'-6" x 36' wide

YARD AREA

3' to P.L.

23'-6" Wood Fence

Green space
Street curb



FRONT PORCH

6' Concrete SIDEWALK

P.L. 6' Concrete SIDEWALK P.L.

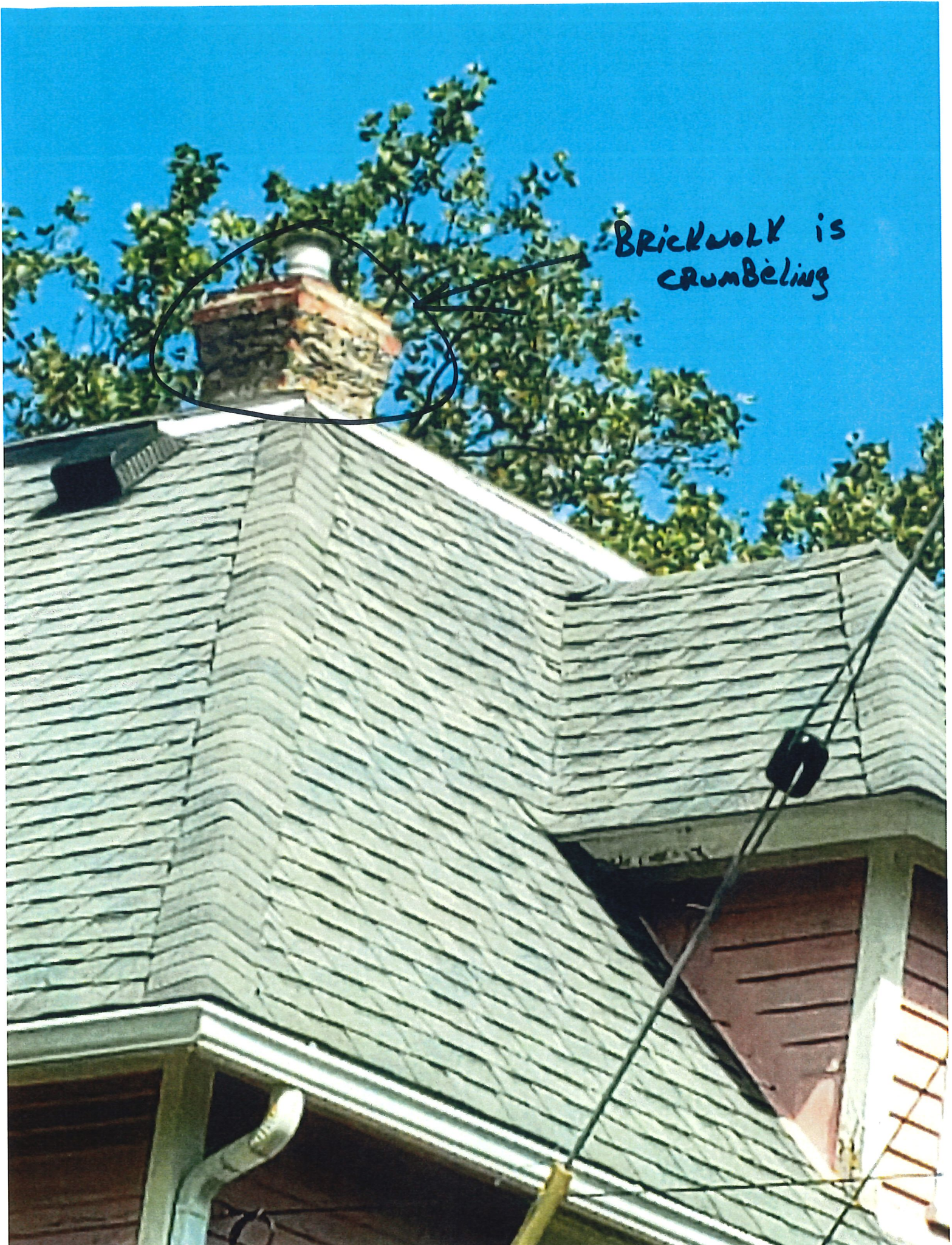
S. FOUNTAIN AVE

1:2000 ST





3400700034309018 04/26/2017



BRICKWORK is
CRUMBELING

Peeling
Parging









Clark County GIS - John S.
Federer

(937) 521-1860 -

gis@clarkcountyohio.gov

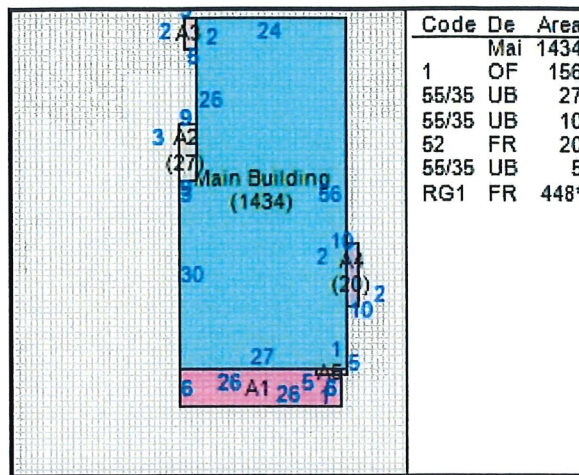
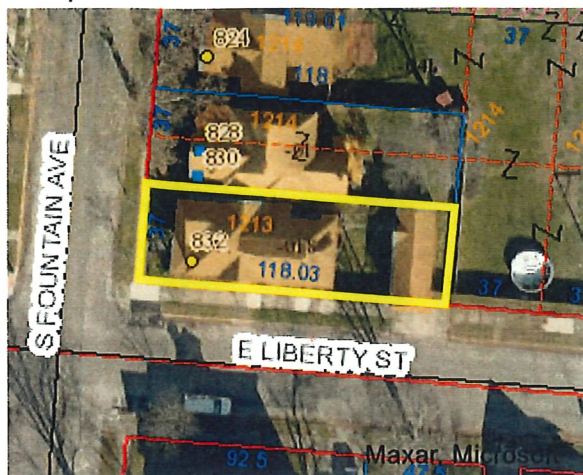




Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Wednesday, August 18, 2021

Parcel Report



Base Data

Parcel Number: 3400700034309018
Owner Name: ROBINSON MARY ANNA
Property Address: 832 S FOUNTAIN AVE,
 SPRINGFIELD 45506
Percent Owned %:

Legal

Neighborhood:	340R0070	Legal Acres:	0.00
Legal Description:	HUBEN S W COR	Land Use:	530 THREE FAMILY, PLATTED LOT
	1213;	Map Number:	0034-04
Class:	R		

Valuation

	Appraised	Assessed (35%)
Land Value:	\$2,200.00	\$770.00
Building Value:	\$16,950.00	\$5,930.00
Total Value:	\$19,150.00	\$6,700.00
CAUV Value:	\$0.00	
Taxable Value:	\$6,700.00	

Tax Credits

Homestead	Yes
Exemption:	
2.5% Reduction:	Yes

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	37 * 118	37	0.1	4,366	\$2,200.00

Land Totals

Effective Total Acres	0.1
Effective Total Square Footage	4,366
Total Value	\$2,200.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$2,200.00	\$770.00
Building Value:	\$16,950.00	\$5,930.00
Total Value:	\$19,150.00	\$6,700.00
CAUV Value:	\$0.00	
Taxable Value:	\$6,700.00	

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
11/20/2003	\$0.00	ROBINSON RETTA M	ROBINSON MARY ANNA	
12/29/1994	\$17,000.00			

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1913		14 * 32	E	U	17.924	\$800.00	\$280.00

Improvements Totals

Total Appraised Value \$800.00
Total Assessed Value \$280.00

Residential

Card: 1
Number of Stories: 2
Style: Triplex
Year Built: 1886
Year Remodeled:
Total Number of Rooms: 11
Number of Bedrooms: 4
Number of Full Baths: 3
Number of Half Baths: 0
Number of Family Rooms: 0
Basement: Full BSMT
Exterior Wall: FRAME
Heating System Type: HOT AIR
Heat: CENTRAL HEAT
Attic: UNFIN
Heating Fuel Type: GAS
Grade: D
Ground Floor Area: 1,496
Total Living Area: 2,930
Unfinished Area:
Recreation Room Area:
Finished Basement Area:
Brick/Stone Trim:
Fireplace Stacks:
Fireplace Openings:
PreFab Fireplaces:
Percent Complete:

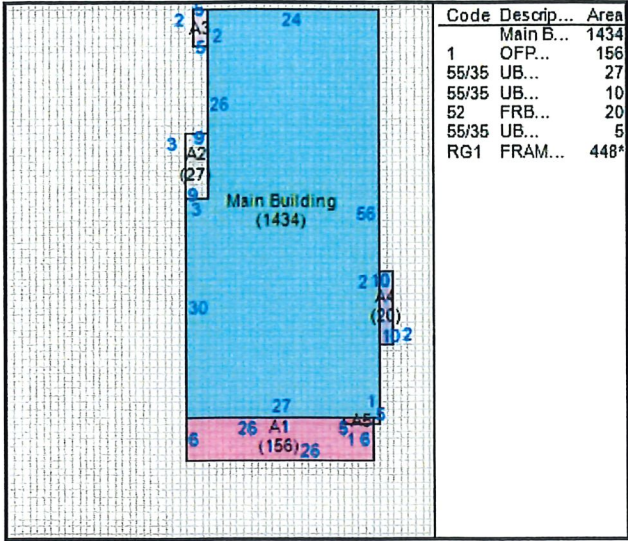
Photos

3400700034309018 04/26/2017



3400700034309018 04/26/2017

Sketches



Clark County, Ohio

Case # 21-14

411 S. Center St

Partial/ Total Demolition

STAFF REPORT

Case 21-14: 411 S Center St

TO: Landmarks Commission

DATE: September 9, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: COA Request 21-14

GENERAL INFORMATION:

Applicant: John Ireland, 1716 Portage Path, Springfield, Ohio. 45506

Owner: John Ireland, 1716 Portage Path, Springfield, Ohio. 45506

Requested Action: Certificate of Appropriateness

Purpose: Partial / Total demolition of structure.

Location: 411 S Center St

Size: 0.192 acre

Existing Land Use and Zoning: Residential, RM-8 Medium-Density, Single-Family Residence District.

Applicable Regulations: Chapter 1321 of Codified Ordinances and Chapter V of Historic Property design Guidelines.

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to demolish a part or the entire structure. The applicant stated that the back of house is almost dilapidated. The applicant wants to demolish the entire structure if possible and is looking for recommended actions to be taken.

The structure as seen from public right of way has been marked as an unsafe vacant structure. The access to the structure is prohibited, unless it is remodeled, rebuilt or renovated to its preexisting conditions and according to the current building standards.

The structure has had code enforcement cases in the past which had led to a notice, stating that the structure is dilapidated and vacant.

ANALYSIS:

Demolition should be considered as a last resort. The context of the structure in relation to the surrounding properties and the historic district itself should be taken into account when making

a decision to demolish.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

7. Vicinity Map
8. Application and Attachments



21-14 411 S Center St



21-14 411 S Center St (Google 2018)



21-14 411 S Center St (Google 2018)



FOR OFFICE USE ONLY

Case #: 21-14

Date/time received: _____

Received by: _____

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

TAKE OFF BACK PART OF HOUSE TO MCH
DAMAGE OR TAIRF DOWN THE WHOLE
HOUSE. ROOF OVER 10,000 DOLLARS.

2. Address of Subject Property: 411 SOUTH CENTER ST

3. Parcel ID Number(s): _____

4. Size of subject property: 2001 SQ FT

5. Existing Use of Property: HOME GYM

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): John Ireland

Title: OWNER

Company (if applicable): _____

Mailing address: 1716 PORTAGE PATH

City: SPRINGFIELD State: OHIO ZIP: 45506

Telephone: (937) 206 4935 FAX: () _____

Email FISH1ATGLASSCITY.NET

3. If the applicant is agent for the property owner:

Name of Owner (title holder): John Ireland

Mailing Address: 1716 PORTAGE PATH

City: SPFLD State: OHIO ZIP: 45506

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

John Ireland

Signature of Applicant

JOHN IRELAND

Typed or printed name and title of applicant

Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☒ Partial
- ☐ Other

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

I HAVE PICTURES ON MY 1.2 PHONE
TO LET YOU SEE HOW BAD THE
REAR IS, IF I CUT OUT THE TREES
THE HOLE BACK WILL BE OPEN.
AND ALL MY EQUIPMENT GONE.
THE FLAT ROOF ON BACK IS THE
MAIN PROBLEM. NEVER LIVED
FLAT ROOF. IT TAKES 10,000 TO FIX
HOUSE ROOF, UNLESS YOU ALL KNOW
SOME THING I DON'T. THIS IS TOTAL BRICK.

REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

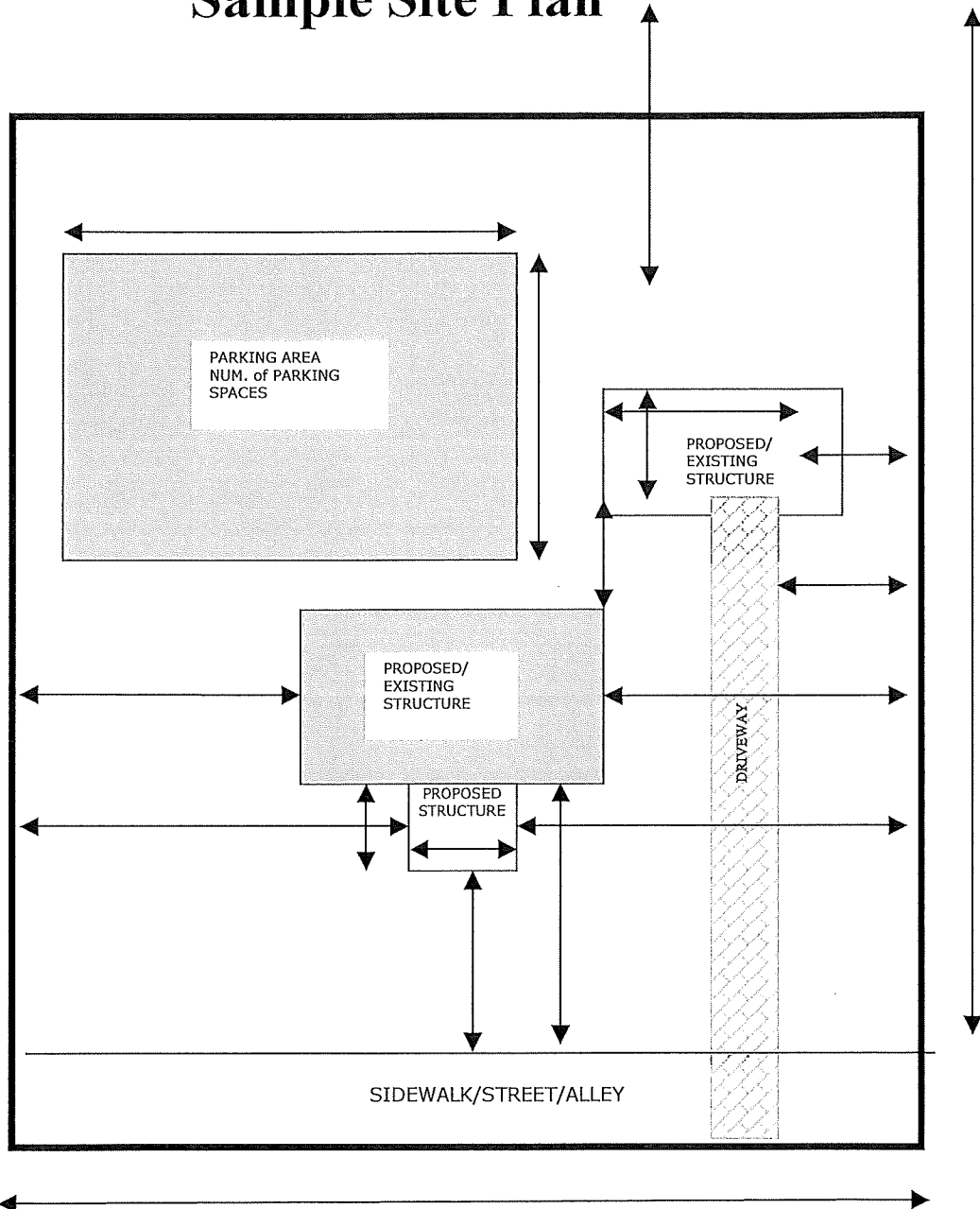
1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

*****APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE*****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at www.springfieldohio.gov.

For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at sthompson@springfieldohio.gov

Sample Site Plan



Directions:

- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).

2021 LANDMARKS COMMISSION MEETING ATTENDANCE

[illegible]

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

MEETING SCHEDULE for 2021

The Springfield Historic Landmarks Commission (SHLC) meets on the first Monday following the first Tuesday of the month (except for holidays). All meetings are held at 5:30 P.M. in the City Hall Forum.

** Please note the application deadline date - generally three weeks in advance of the meeting. **

Meeting Date	Application Deadline
January 11, 2021	December 21, 2020
February 8, 2021	January 15, 2021
March 8, 2021	February 12, 2021
April 12, 2021	March 22, 2021
May 10, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 12, 2021	June 21, 2021
August 9, 2021	July 19, 2021
September 13, 2021	August 23, 2021
October 11, 2021	September 20, 2021
November 8, 2021	October 18, 2021
December 13, 2021	November 22, 2021